

TOWN OF WEST RUTLAND DEVELOPMENT REVIEW BOARD (DRB) (amended)

NOTICE OF SITE VISIT: Prior to its 7:00 pm Public Hearing on 7/20/2022, to review Application #22-25 for changes in Use and Structure for the former Bar Harbor Bank property at 484 Main Street for a Regional Ambulance Service Inc. Ambulance Transport facility, the DRB will Conduct a Site Visit. Interested persons should meet the Applicant and DRB at the subject property at 6:30 pm. Testimony will not be taken at the Site Visit.

NOTICE of PUBLIC HEARING: Immediately following the Site Visit, the Development Review Board will convene its regular Meeting & Hold a Public Hearing for Applications 22 -15 from Regional Ambulance Services Inc. (Applicant) and Chase Realty Partners LLC (Owners) on Wednesday July 20 18, 2022, at 7:00 pm, at W. Rutland Town Offices, 35 Marble St.

A Copy of this application is posted in the Town Office, Post Office, and at www.WestrutlandVT.org
THIS IS A PUBLIC MEETING and the HEARING to be held In-Person at the Town Office Conference Room.
Attending Participants are to be registered by 7:15 pm & follow Covid19 preventative recommendations.

Remote Participation Options via ZOOM include:

Via computer/video:

<https://Zoom.us/j/97991715548?pwd=bTk0TWZUQUlMcj95V3kvNk5Zelp5Zz09>

Meeting ID: 979 9171 5548 Passcode: 623067

Via Telephone/audio (only):

Dial: 1 646 876 9923 Meeting ID: 979 9171 5548 Passcode: 623067

If unable to connect by Zoom, contact the Zoning Administrator at 1-802 770-0380

DRAFT DRB AGENDA

Call to Order & Pledge of Allegiance.

Agenda: Amend or approve draft Meeting Agenda

Minutes: Review, amend or approve DRB Minutes of 3/16/2022

Open Public Hearing on Application 22-15

1. Swear in any Interested Parties to the Public Hearing.
2. Following testimony, Close the Hearing OR recess to a later time and date, set.
 - a) Discuss or vote to go Deliberative Session later in the Meeting.

Public Concerns & Input (time may be limited by Chair)

Enter Deliberative Session: Invite any non-members to attend, as necessary.

- a. Discuss application 22-15.
- b. Exit Deliberative Session and issue any instructions to the Zoning Administrator.

Discuss Miscellaneous and Other business, Regional Planning Commission report.

1. Zoning Administrator report.
 - a) Update on Zoning and Flood Hazard area review and adoption schedule.
 - b) Town position on Commercial Cannabis issue.
 - c) Update on Current or pending Zoning Violations.
 - d) Update on Youngs Brook Dam removal
2. Regional Planning Commission Report

Discussion: on any DRB member concerns & updates.

Schedule the next Meeting for 7:00 pm, August 17, 2022 at Town Offices, if there is business for the Board and a quorum is available.

Adjourn



Permit # 22-15

TOWN OF WEST RUTLAND

Parcel 26-0010484

ZONING PERMIT APPLICATION

Name of Applicant: REGIONAL AMBULANCE SERVICE, INC
Address: 275 STATION RD., RUTLAND VT 05701
Phone #: 802-773-1746

Name of Property Owner: CHASE REALTY PARTNERS
(if different) 19 WOODHILL HORSNET RD, BOW, NH 03304
Address:

Locatable Address: 484-MAIN ST, WEST RUTLAND VT 05777
Size of Property: Book 110 Page 679
Present Use of Property: PREVIOUSLY A BANK
Zoning District: VC1

Description of proposed project, include structures, demolitions or change of use: CHANGE OF USE TO
AMBULANCE GARAGE & QUARTERS FOR STAFF AND 4 BAY GARAGE &
POSSIBLE ENCLAVE OR RAMPED OR DRIVE THROUGH AREA

Number of stories: (Include basement) 1 Building Height: UNDER 30' HEIGHT
Total Square Footage: Estimated Cost of Construction: 350,000
Type of water system: MUNICIPAL Type of Sewage System: MUNICIPAL
Additional Comments:

Roads or waterways adjoining property:
Is the property owner the owner of the adjoining property? NO
If the answer is yes, describe the adjoining property:
Is the property in a flood hazard area? NO Wellhead Protection area? NO Wetland area? NO

Attach a scaled drawing of the property on a separate sheet that shows the dimensions of the property, the location of any structures (existing or proposed) on the property, the distance between such structures and property lines and the location of driveways and parking areas. Include floor plans / elevations of the proposed building when applicable.

CERTIFICATION OF APPLICANT

The undersigned applicant hereby certifies that all information submitted on this application is accurate and that the information provided is complete.

6-27-2022
Date Applicants signature: James Finger, Regional Ambulance

PROPERTY OWNER'S AUTHORIZATION

The undersigned applicant hereby certifies that all information submitted on this application is accurate and that the information provided is complete.

Date Applicants signature: Chase Realty Partners, LLC, Charles R. Sargent
Member dotloop verified 06/27/22 2:59 PM EDT 45Q6-211-WBU3-WJ3

22-15

FOR COMPLETION BY ADMINISTRATIVE OFFICER

Date of Receipt: 6/27/2022
Zoning District: VC1

Fee Paid: \$351.00 HFCU # 033502
Type of Use: COMMERCIAL

Action by Administrative Officer:

Approved: _____ *This approval shall not become effective until: _____

Denied: _____

Date of Administration Officer Action: 6/30/2022 REFERRED APPLIC. TO DRB

Administrative Officer's Signature _____

Permits will be void if the applicant fails to undertake the permitted development within 6 months of the date of issue of the zoning permit or fails to complete the permitted development within 2 years of the date of issue of the zoning permit.

Any decision of the Administrative Officer may be appealed to the Development Review Board by filing a written notice of appeal with the clerk of the Board within 15 days of the Administrative Officer's Decision.

Permit referred to:
Development Review Board: 6/30/20

ARTICLE IV SETBACKS
ARTICLE III TRANSPORTATION TERMINAL
IS A CONDITIONAL USE IN VC1 ZONE
SECTIONS: 401 (CONDITIONAL USE), 601-602

HEARING WARNED FOR 7/20/22 7:00 PM TOWN OFFICES (PARKING), 1102 (ZONING PERM)

VT State Environmental Office: _____ Call the state permit specialist at 802-786-6900
to see if state permits are required

Board Action:
Development Review Board: _____

CERTIFICATION OF OCCUPANCY OR USE

Before there is any use or occupancy of any structure or addition above, it must be inspected upon completion by the Administrative Officer. This certificate certifies that the building or use conforms to the approved plans heretofore filed with the Administrative Officer and with all applicable provisions of the West Rutland Zoning Ordinance.

Certificate Granted _____ Denied _____ Date _____

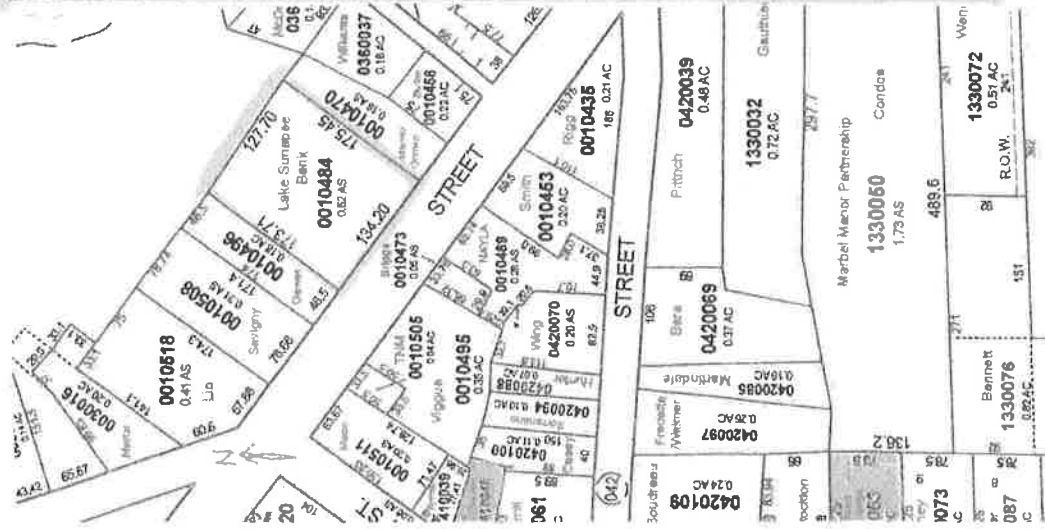
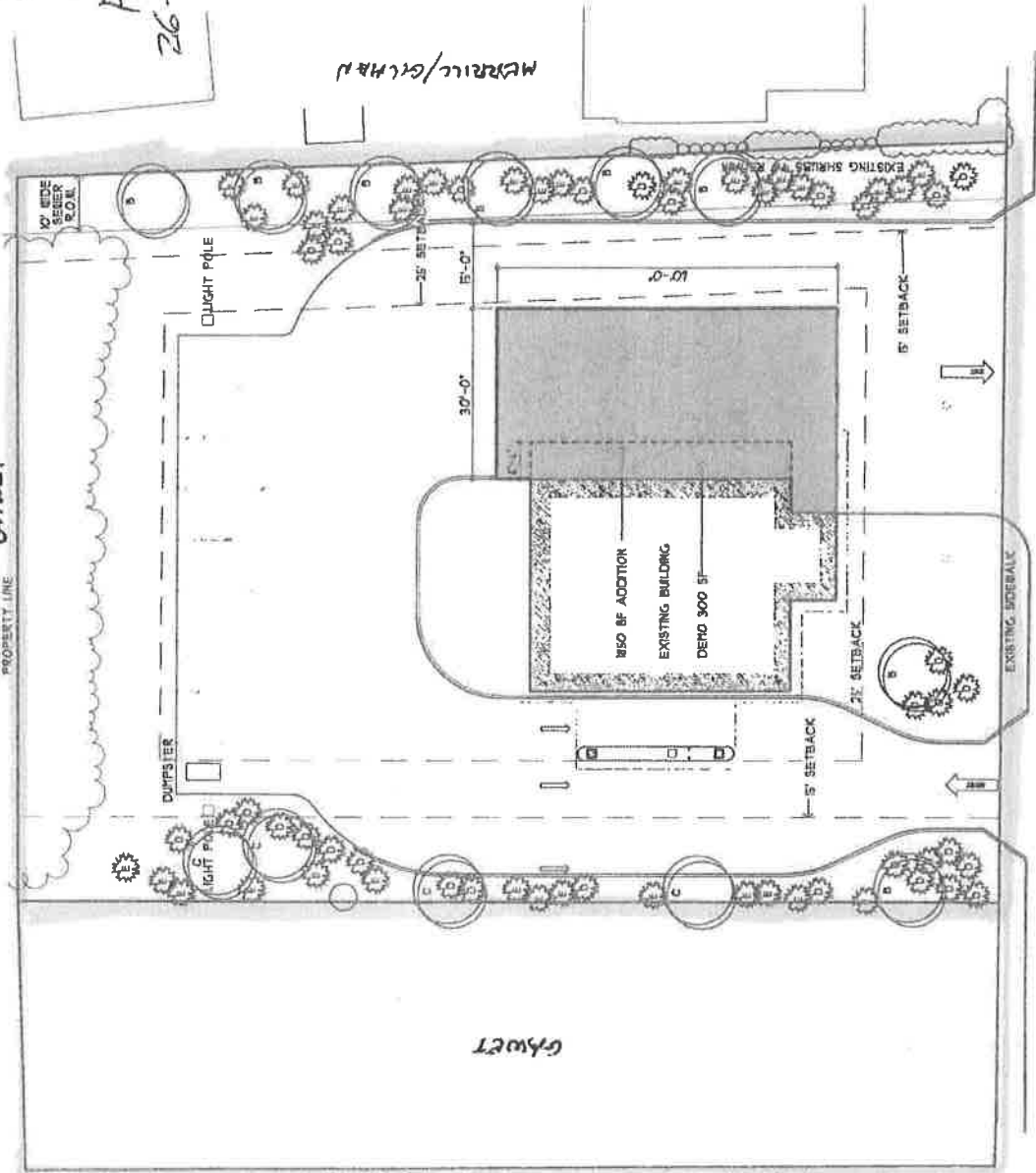
Administrative Officer's signature _____

Sewer Inspection _____ On-Site Sewage Inspection _____
Department of Labor and Industry Occupancy Approval _____
Access/Right of Way Permit Inspection _____ Bond Submittal _____
Water Meter Installation _____ Private Water Supply Tested _____
Locatable Address No. _____

REGIONAL AMBULANCE SERVICE
275 STRATTON ROAD
RUTLAND, VT 05701

*884 Main St
 West Rutland
 Vermont*

*Building
 Permit #
 22-15
 Parcel #
 26-0010484*



SITE PLAN (25' SETBACK)
SCALE: 1" = 20'-0"

MAN STREET

*NOT FINAL
 DRAFT*